

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 21, 2008

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 21, 2008, AT 4:30 P.M. IN THE TRAINING CENTER AT FIRE STATION #73, 2834 SOUTH 2700 WEST, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR PRO TEM BROOKS.

THE FOLLOWING MEMBERS WERE PRESENT:

Russ Brooks
Joel Coleman
Corey Rushton
Steve Vincent
Mike Winder

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Dennis J. Nordfelt
Carolynn Burt

STAFF PRESENT:

John Evans, Fire Chief
Jim Welch, Finance Director
Richard Catten, City Attorney
Layne Morris, Community Preservation Director
Russell Willardson, Public Works Director
Mike Wells, Acting Police Chief
John Brubaker, Acting Parks and Recreation Director
Steve Pastorik, Acting CED Director
Stan Varney, Fire Department
Kris Romijn, Fire Department
Craig Thomas, Administration
Jake Arslanian, Public Works Department
Russ Bailey, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 7, 2008**

The Council read and considered the Minutes of the Study Meeting held October 7, 2008. There were no changes, corrections or deletions.

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After discussion, Councilmember Winder moved to approve the Minutes of the Study Meeting held October 7, 2008, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Coleman	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Pro Tem Brooks	Yes

Unanimous.

2. **PRESENTATION, ANDY NEFF, UTAH DEPARTMENT OF TRANSPORTATION – 3500 SOUTH UPDATE**

City Manager, Wayne Pyle, introduced Andy Neff, consultant for public information for the Utah Department of Transportation (UDOT).

Mr. Neff introduced Ben Hewitt, UDOT Project Manager; Kathryn Higgins, UDOT Public Involvement Manager; and Scott Frenald, Granite Construction.

Using PowerPoint, Mr. Neff discussed information regarding the 3500 South project from Bangerter Highway to 2700 West, summarized as follows:

- History of project
- Objectives
- Improvements
- Construction schedule
- Construction impacts
- Public information program
- Open house at West Valley City Hall on November 13, 2008, 11:30 A.M. to 2:00 P.M.
- Assistance to business community
- Contact information for Public Involvement Team

Mr. Neff also distributed written information to members of the City Council and City staff that included frequently asked questions. During the above discussion, Mr. Neff and others answered questions from members of the City Council.

Mayor Pro Tem Brooks, on behalf of the City Council, thanked Mr. Neff for the information presented.

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3. **REVIEW AGENDA FOR REGULAR MEETING OF OCTOBER 21, 2008**
City Manager, Wayne Pyle, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled October 21, 2008, as follows:

Item No. 8.A. – RESOLUTION NO. 08-272, AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$8.5 MILLION OF SALES TAX REVENUE BONDS, AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS RELATING TO THE BONDS, AND PROVIDING FOR RELATED MATTERS

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-272 which would authorize the issuance and sale of up to \$8.5 million of Sales Tax Revenue Bonds, authorize execution and delivery of certain agreements relating to the bonds, and provide for related matters.

Mr. Pyle stated the proposed resolution would finance the acquisition and construction of an Animal Shelter, a Public Safety Storage Facility, and related facilities, satisfy a debt service reserve requirement, and pay costs of issuance of the bonds; authorize the execution and delivery of a fourth supplemental indenture of trust and a bond purchase agreement; and related matters.

The City Manager indicated the bond would be issued for a term of up to 15 years, callable after two years. He also indicated rates would be determined at the time of the sale.

Mr. Pyle reported the West Valley City Animal Shelter had exceeded its useful life and was in need of replacement. He stated the new shelter would provide animal services to West Valley City and, through a cooperative agreement, to Taylorsville City. He further stated the new building would also provide office space for the Community Preservation Department. He indicated the bond would provide capital for the construction of a Public Safety Storage facility and other related facilities.

The City Manager advised the City would issue \$7.9 million in bonds. He also informed that Laura Lewis of Lewis Young Robertson Burningham; Jerry Nowlin of Wells Fargo; and Richard Scott of Chapman & Cutler would be in attendance at the Regular Council Meeting to review and answered questions.

City Manager, Wayne Pyle, reviewed a proposed Resolution on the Agenda for the Special Regular Redevelopment Agency Meeting scheduled October 21, 2008, and answered questions.

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Upon inquiry, there were no additional questions from members of the City Council regarding items on the Agenda for the Regular Council Meeting scheduled October 21, 2008, at 6:30 P.M.

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 28, 2008:**

A. **EMPLOYEE OF THE MONTH, OCTOBER, 2008 – RAY HINKLE, PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, stated Ray Hinkle, Public Works Department, would be recognized as Employee of the Month for October 2008, at the Regular Council Meeting scheduled October 28, 2008, at 6:30 P.M. Councilmember Rushton will read the nomination.

5. **RESOLUTION NO. 08-268, APPROVE INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR USE OF LICENSED SOFTWARE FROM PICTOMETRY INTERNATIONAL CORP. THAT ALLOWS ACCESS TO OBLIQUE AERIAL PHOTOGRAPHY IMAGING**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-268 which would approve an Interlocal Cooperation Agreement with Salt Lake County for use of licensed software from Pictometry International Corp. that would allow access to oblique aerial photography imaging.

Mr. Pyle stated the proposed resolution would authorize use and licensing of the product called Pictometry. He also stated, under provisions of that contract, jurisdictions within the County would be licensed to use the software. He indicated the County would agree to license the City to use Pictometry for a period of two years at no cost.

The City Manager reported Pictometry International Corp. produced a product called Pictometry, which included a desktop client application and a network server component that served oblique and orthorectified aerial photography to the desktop client. He explained the software provided a map viewer that allowed users to view sides of buildings, view shed angles, and take horizontal and vertical measurements. He stated existing City GIS data could be overlaid with the aerial photography. More importantly, the orthorectified imagery could be used in GIS Software and with many of the existing GIS applications that had been developed by City GIS staff.

City Manager, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-268 at the Regular Council Meeting scheduled October 28, 2008, at 6:30 P.M.

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6. **RESOLUTION NO. 08-269, APPROVE AN AGREEMENT WITH KENYON CONSULTING, INC. FOR ADMINISTRATION OF THE LOAN AND REHABILITATION ASSISTANCE PROGRAMS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-269 which would approve an Agreement with Kenyon Consulting, Inc., in the amount of \$2,500.00 per loan and \$400.00 per down payment assistance project, for administration of the Loan and Rehabilitation Assistance Programs.

Mr. Pyle indicated the past few years had seen the market for qualified contractors dwindled in response to contracting for rehabilitations. He also stated it would benefit West Valley City residents to expand the pool of qualified contractors and receive competitive bids on the rehabilitations. He indicated under the terms of the contract, Kenyon would provide services, including, but not limited to the following:

- Receipt of applications for the programs
- Review of applications for general eligibility
- Home inspections for evaluation of work required
- Construction bidding and construction oversight
- Collection of underwriting documents and preparation of loan documents
- Loan package presentations to Loan Committee
- Loan closings
- Prepare progress payments and change orders
- Dispute resolution between contractors and homeowners
- All permitting and compliance with local, county and state codes
- Audit files

City Manager, Wayne Pyle, reported the replacement agreement had been modified to include updated payment provisions and should replace the agreement previously approved under Resolution No. 08-216.

Mr. Pyle further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-269 at the Regular Council Meeting scheduled October 28, 2008, at 6:30 P.M.

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7. **RESOLUTION NO. 08-270, AUTHORIZE PURCHASE OF A 928G CAT FRONT-END LOADER FROM CATERPILLAR FINANCIAL SERVICES CORPORATION FOR USE BY THE OPERATIONS DIVISION OF THE PUBLIC WORKS DEPARTMENT**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-270 which would authorize purchase of a 928G Cat front-end loader from Caterpillar Financial Services Corporation, in an amount not to exceed \$72,955.79, for use by the Operations Division of the Public Works Department.

Mr. Pyle stated the City had a long-term rental agreement with Caterpillar Financial Services Corporation, which would terminate on November 10, 2008. He also stated the Public Works Department desired to exercise the option to purchase the subject equipment. He indicated it had been determined it would be in the best interests of the City to purchase the equipment rather than lease a new loader. He further indicated cost of leasing new equipment would be nearly double the cost of the current lease. He reported the equipment was in excellent condition and the purchase price was in line with comparable used equipment.

Public Works Director, Russell Willardson, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-270 at the Regular Council Meeting scheduled October 28, 2008, at 6:30 P.M.

8. **RESOLUTION NO. 08-271, APPROVE AN AGREEMENT WITH GOLDEN EAGLE OIL REFINERY, INC. FOR THE PICK-UP AND TRANSPORT OF USED MOTOR OILS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-271 which would approve an Agreement with Golden Eagle Oil Refinery, Inc., in the approximate amount of \$2,500.00, for a pick-up and transport of used motor oils.

Mr. Pyle stated Golden Eagle Oil Refinery had agreed to pay the City \$.85 per gallon for used oil picked up from the Fleet Maintenance facility. He reported the City generated approximately 3,000 gallons of used motor oil per year. He indicated Golden Eagle was licensed a Utah used oil transporter recycling the oil into new products.

Public Works Director, Russell Willardson, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-271 at the Regular Council Meeting scheduled October 28, 2008, at 6:30 P.M.

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COMMUNICATIONS

A. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum dated October 16, 2008, outlining upcoming meetings and events as follows: October 21-31, 2008: Early Voting at City Hall, Multi-Purpose Room, 12 Noon – 7:00 P.M. (October 31, 2008 – Noon – 5:00 P.M.); October 22, 2008: Open House – 5200 West Improvement Project, Carl Sandburg Elementary, 3900 South 5325 West, 5:00 P.M. – 7:00 P.M.; October 23, 2008: ChamberWest General Membership Meeting and “Meet the Candidates,” E-Center, 11:45 A.M.; October 28, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting 6:30 P.M.; October 30, 2008: EAC Halloween Party, Lobby, 2:00 P.M. – 4:00 P.M.; November 1, 2008: Utah Folk Arts Celebration and Day of the Dead Fiesta, UCCC; November 4, 2008: General Election, Polls Open 7:00 A.M. – 8:00 P.M.; November 4, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting, 6:30 P.M.; November 5-8, 2008: 11th Annual Power of Prevention Critical Issues Conference, UCCC; November 10, 2008: Community Crime Prevention Seminar Series – Illegal Drug Awareness, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; November 11, 2008: Veteran’s Day Holiday – City Hall closed; November 18, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 20, 2008: EAC Thanksgiving Luncheon, Multi-Purpose Room, Noon; November 22, 2008: Turkey Trot 5k Run/Walk at Centennial Park; November 22, 2008: Winter Ethnic Arts Market, UCCC; November 25, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 27, 2008: Thanksgiving Holiday – City Hall closed; December 1 thru January 6, 2009: Trees of Diversity Exhibit, UCCC; December 1, 2008: Walk with Santa at Centennial Park, 6:00 P.M.; December 2, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2008: Winter Concert, UCCC; December 9, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 16, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24 & 25, 2008: Christmas Holiday – City Hall closed.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 21, 2008, WAS ADJOURNED AT 5:33 P.M., BY MAYOR NORDFELT.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, October 21, 2008.

Sheri McKendrick, MMC
City Recorder